

SURVEY & DIVISION OF
Part of the W. Edward French and wife, Betsy F. French property situated in
the Northeast Quarter of Section 28, Township 2-South, Range 6-West, Desoto
County, Mississippi

DEDICATION:

We the undersigned, W. Edward French and wife, Betsy F. French, owners of the
property shown on Sheet 1, adopt this plat as our plan of subdivision (and
dedicate the easements and road right-of-way as shown to the public use forever.
We are the owners of the property, in fee simple, duly authorized so to act
and said property is not encumbered by any mortgage or taxes which have become
due and payable.

W. Edward French
W. Edward French (owner)

Betsy F. French
Betsy F. French (owner)

STATE OF Mississippi
COUNTY OF Desoto

Before me, the undersigned, a Notary Public in and for said County and State,
duly commissioned and qualified, personally appeared W. Edward French, and wife,
Betsy F. French, who acknowledged that they signed and delivered the foregoing
for the purposes therein mentioned.

Witness my hand and official seal this 31st day of October, 1983.

Eric M. Symonds
Notary Public

My Commission Expires: 1-28-84

MORTGAGE CERTIFICATE:

The undersigned, The Federal Land Bank, mortgagee of the property shown on Sheet 1,
hereby adopt this plat as our plan of subdivision (and dedicate the easements and
road right-of-way as shown to the public use forever). We hereby certify that we
are the mortgagee, duly authorized so to act, and that said property is not en-
cumbered by any mortgage or taxes that have become due and payable.

The Federal Land Bank

PRESIDENT
Title

Craig B. Shideler
By: President

STATE OF MISSISSIPPI
COUNTY OF DATE

Before me, the undersigned, a notary public in and for said County and State,
duly commissioned and qualified, personally appeared Craig B. Shideler,
an officer of the Federal Land Bank, who acknowledged that he signed and de-
livered the foregoing for the purposes therein mentioned.

Witness my hand and official seal this 31st day of October, 1983.

Charles B. Lovin
Notary Public

My Commission Expires: 10-31-84

APPROVALS:

Approved by the Desoto County Mississippi Planning Commission on 9-29- 1983.

Attest: Dancy Hatcher
Secretary

Warren D. Hatcher
President

Approved by the Board of Supervisors of Desoto County Mississippi on 10-5- 1983

Attest: H. M. Ferguson
Secretary

Paul J. Roberts
President

"Septic Tanks may be used on the lots shown on this plat of subdivision."

Desoto County Health Department

Date

Health Officer

Septic tanks may be used on the lots
shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
By: Steve Fuller (M.D.)
Health Officer
DATE 10-31-83

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the Subdivision Plat shown on this sheet and on Sheet 1
attached was filed for record in my office at 1:15 O'clock P. M. on the
10 day of Nov, 1983, and was immediately recorded in
Plat Book 21, Page 55-56.

H. M. Ferguson
Chancery Clerk

CERTIFICATE OF SURVEY:

This is to certify that I have surveyed the property shown on Sheet 1 attached
hereto and that this plat correctly represents the survey thereof and that same
is true and correct.

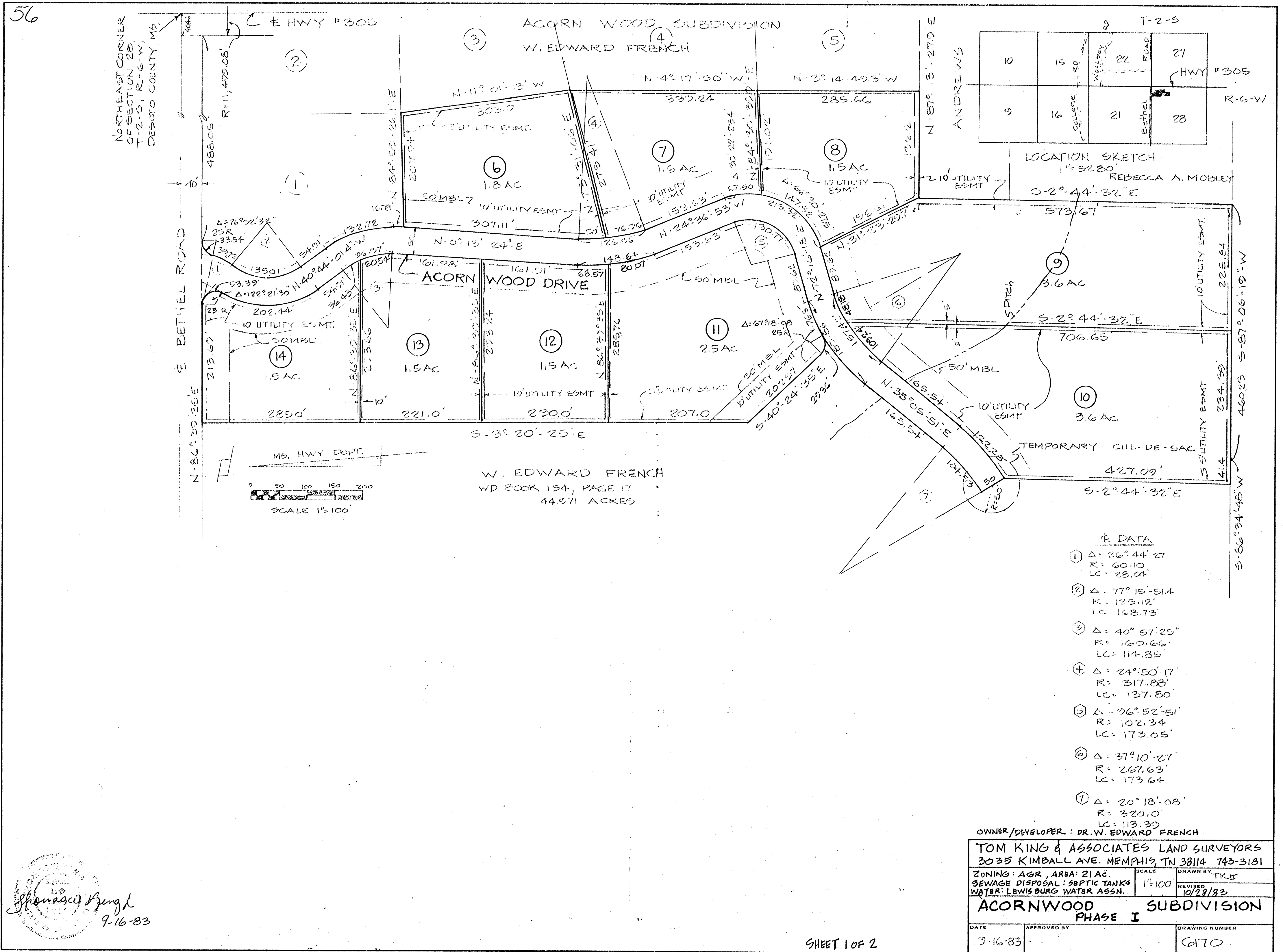
Thomas W. King, Jr.
Thomas W. King, Jr., R.L.S.
Mississippi Cert. No. LS 1813

RESTRICTIVE COVENANTS (All restrictive covenants shall be recorded on each lot owner's deed).

1. No lot shall be used for any purpose than single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one dwelling, a private garage for not more than three vehicles, and separate detached buildings incidental to residential use. Two or more lots may be combined for uses as one lot and in such case the interior lot lines may be disregarded and the utility easement will be automatically revoked (unless in use). In the event such lots are combined under one ownership for use as a single lot, no part of the combined lot may be sold or conveyed except to the original size of the lots before being combined. No single lot may be subdivided into two or more lots for the purposes of building another dwelling.
2. No structure of a temporary nature such as trailers, basements, tents, shacks, garages, barns, motor homes or other outbuilding shall at any time be used, either temporarily or permanently as a residence.
3. No obnoxious or offensive trade or activity may be carried on upon any lot nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
4. Each lot owner shall install culverts and driveways at his own expense.
5. Only two outbuildings shall be permitted on any lot, including garages, barns, utility buildings and storage sheds.
6. The minimum ground floor area of any dwelling erected in this subdivision shall not be less than 1800 square feet of living area, single story dwellings, and 1600 square feet for two story dwellings, exclusive of porches and carports.
7. Trash, garbage and other waste or rubbish shall be kept in sanitary containers provided specifically for those purposes.
8. No shell or modular house will be permitted to be built in the subdivision, regardless of price or square footage of the house. All houses must be of new construction.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, ponies, horses and other pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. Ponies and horses shall be limited to a combined total of one per acre. Appropriate buildings may be built for these pets.
10. No cyclone or wire fence shall be erected on any portion of the front yard of any lot or on the side yard of any corner lot fronting on a street. Any fences facing a street shall not be a cyclone or wire type fence. Decorative type fences less than three feet in height may be erected within a yard adjoining a public street but not closer than 10 feet to the street right-of-way.
11. All construction on buildings must be completed within twelve months from the time of construction begins and no structure shall be occupied until a final county inspection is received.

SHEET 2 of 2

TOM KING & ASSOCIATES LAND SURVEYORS 3035 Kimball Ave. Memphis, TN 38114 743-3181		
	SCALE	DRAWN BY
		REVISED
ACORN WOOD SUBDIVISION PHASE I Owner/Developer: Dr. W. Edward French		
DATE	APPROVED BY	DRAWING NUMBER
10/28/83		6170



Thomas A. King
9-16-83